182.0	0003	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	766,000	/	766,000
USE VALUE:	766,000	/	766,000
ASSESSED:	766,000	/	766,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCARTHY ROBERT E
Owner 2:	MCCARTHY MARYELLEN
Owner 3:	
Street 1:	26 INDIAN HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,446 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6446.000	336,600		429,400	766,000
Total Card	0.148	336,600		429,400	766,000
Total Parcel	0.148	336,600		429,400	766,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.23 | /Parcel: 440.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	123226
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,600	0	6,446.	429,400	766,000	766,000	Year End Roll	12/18/2019
2019	101	FV	255,200	0	6,446.	429,400	684,600	684,600	Year End Roll	1/3/2019
2018	101	FV	232,400	0	6,446.	361,900	594,300	594,300	Year End Roll	12/20/2017
2017	101	FV	204,700	0	6,446.	331,200	535,900	535,900	Year End Roll	1/3/2017
2016	101	FV	204,700	0	6,446.	282,200	486,900	486,900	Year End	1/4/2016
2015	101	FV	199,600	0	6,446.	245,400	445,000	445,000	Year End Roll	12/11/2014
2014	101	FV	199,600	0	6,446.	227,000	426,600	426,600	Year End Roll	12/16/2013
2013	101	FV	199,600	0	6,446.	215,900	415,500	415,500		12/13/2012

!14252!

PRINT

Date	Time
12/11/20	04:07:09

LAST REV

Date	Time
07/24/18	14:27:34
apro	
14252	

USER DEFINED

Prior Id # 1:	123226
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY ROBERT	29329-240		11/5/1998	Family	99	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	500	Addition	168,000					Addition over gara

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Inspected	BS	Barbara S
5/15/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	Measured	DGM	D Mann
3/2/2017	Permit Visit	DGM	D Mann
3/2/2017	Left Notice	DGM	D Mann
10/15/2008	Measured	197	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6446		Sq. Ft.	Site		0	70.	0.95	7									429,367						429,400	

Total AC/HA: 0.14798 | Total SF/SM: 6446 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,367 | Spl Credit | Total: 429,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25344825
Const Adj.:	0.99989998
Adj $ / SQ:	156.665
Other Features:	105111
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413529
Depreciation:	76916
Depreciated Total:	336612

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

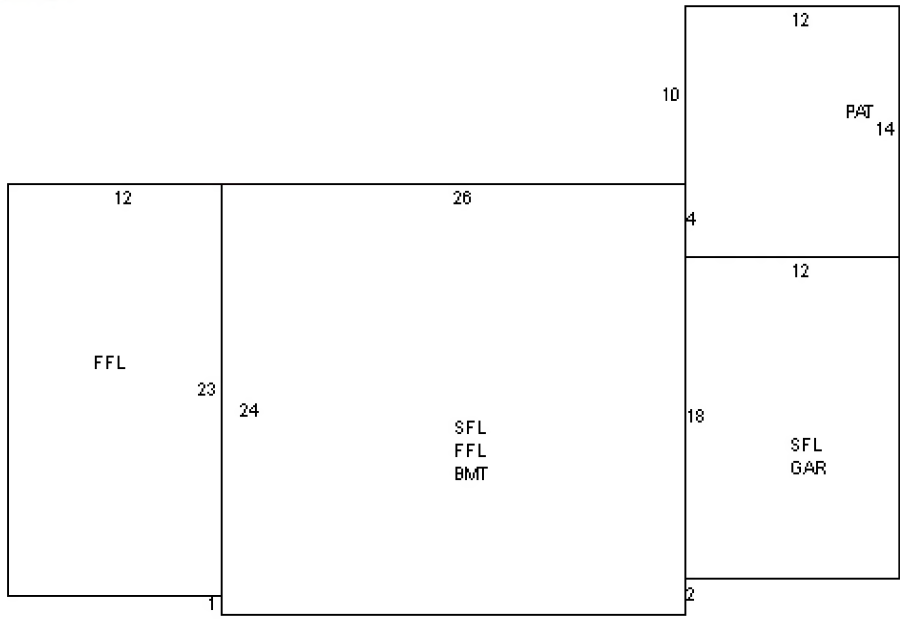
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.67
Special Features:	0	Val/Su Net:	122.49
Final Total:	336600	Val/Su SzAd	193.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	900	156.670	140,999
SFL	Second Floor	840	156.670	131,599
BMT	Basement	624	47.000	29,328
GAR	Garage	216	26.570	5,739
PAT	Patio	168	4.480	753

Net Sketched Area:	2,748			Total:	308,418
Size Ad	1740	Gross Are	2748	FinArea	1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	